



## Grazing Marshes

29.06 Hectares (71.81 Acres) of productive grazing marshes

A47 Acle New Road | Great Yarmouth | Norwich | Norfolk | NR30 1TD

For Sale by Private Treaty

## DESCRIPTION

An opportunity to acquire a block of traditional grazing marshes extending in all to approximately 29.06Ha (71.81 acres) with frontage onto the A47 Acle New Road. The majority of the marshes are located between the road and the mainline railway with a further block located on the southern side of the railway line.

The principal access is via a pair of gates set back from the A47 Acle New Road which open to a stretch of tarmac track. This leads through to a railway crossing which provides access to the marshes on the south side of the railway line. A further railway crossing allows access to the remainder of the marshes which are linked by culvert crossings. There are a number of other gates into the marshes directly off the A47.

The marshes are located within an extensive area of grazing marshes which are popular with graziers who hire the marshes each year. The marshes have previously been let on annual grazing licences.

The land is classified as Grade 3 with soils of the Wallasey, Wisbech and Newchurch soil series described as clayey and coarse silty; marine alluvium.

## LOCATION

The marshes are located on the A47 Acle New Road, approximately 2 miles to the west of the seaside town of Great Yarmouth and 6.5 miles to the east of the market town of Acle. The city of Norwich is approximately 18 miles to the west.

## DIRECTIONS

From Acle head east on the A47 (Acle New Road) for approximately 6.2 miles towards Great Yarmouth. The entrance to the marshes will be found on your right-hand side, consisting of double metal field gates set back from the road with a splayed access, as indicated by the 'For Sale' sign.

**Nearest postcode:** NR30 1TD.

**What3Words:** ///supposes.distanced.recover

## ENVIRONMENTAL STEWARDSHIP

The marshes are currently in a Higher Level Stewardship (HLS) Scheme which runs until 31st August 2023.

Further details are available from the agent.

## GENERAL REMARKS AND STIPULATIONS

**METHOD OF SALE:** The marshes are offered for sale as whole by Private Treaty with a **guide price of £290,000**.

**VIEWING:** At any time during daylight hours with a set of particulars in hand. Viewing is at your own risk. Due to the nature of the property, we ask you to be vigilant and take care when making your inspection. For the avoidance of doubt neither the vendors nor the agents accept any liability.

**TENURE AND POSSESSION:** Freehold. Vacant possession will be given on completion.

**Important Notice** These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated March 2023; Particulars dated March 2023.

**SPORTING, TIMBER AND MINERAL RIGHTS:** In so far as they are owned by the vendors, the timber and mineral rights are included in the sale. The Sporting Rights are not included in the sale.

**RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS:** The property is sold subject to and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not. In particular, there is an overhead electricity cable running east-west over the marshes adjacent to the A47.

A public footpath crosses the land from the main gateway off the road, following the track, over the railway crossing and leaving this block of marshes via a second railway crossing at the southern boundary.

Private rights of way exist to access adjacent third party marshes.

**BASIC PAYMENT SCHEME:** The marshes are registered on the Rural Land Register. No Basic Payment Scheme Entitlements are included in the sale.

**DRAINAGE RATES:** These are charged by the Broads Internal Drainage Board.

**PLANNING:** The marshes are within the area of Great Yarmouth Borough Council but is under the jurisdiction of the Broads Authority as Local Planning Authority, to whom interested parties are advised to make their own enquiries in respect of any planning or development matters.

## AUTHORITIES

Rural Payments Agency: 03000 200 301

Environment Agency: 03708 506 506

Broads Authority: 01603 610734

Broads Internal Drainage Board: 01553 819600

Great Yarmouth Borough Council: 01493 856100

**LAND REGISTRY:** Part of the marshes are registered with the Land Registry under Title no. NK205848.

**VAT:** In addition to the purchase price should any sale of the property or rights attached to it become a chargeable supply in terms of Value Added Tax (VAT), such tax will be payable by the purchaser(s) in addition.

**PARTICULARS & PLAN:** These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

**DISPUTES:** Should any dispute arise between the Vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

**MONEY LAUNDERING REGULATIONS:** We confirm that under Money Laundering Regulations we are required to check the identity of the purchaser(s).

**01603 250808**

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